

**EXHIBIT A**

<b>Gross Rent</b>	\$46,139.48
<b>Insurance</b>	\$4,575.65
<b>Property Tax</b>	\$10,473.71
<b>Total</b>	<b>\$61,188.84</b>

**Gross Rent:**

From 09/09/24 to 09/30/24: \$12,378.88

Month of October 2024: Already Paid

Unpaid month of November 2024: \$16,880.30

Unpaid month of December 2024: \$16,880.30

**Insurance:**

Annual basis (2024/2025) from 07/08/24 to 07/08/25: \$49,143

Surface Prorata (30.075%) => \$14,779.75 per year

From 09/09/24 to 12/31/24: \$4,575.65

**Property Tax**

2024: Q3: \$28,236.76

2024: Q4: \$28,236.76

Surface Prorata (30.075%) => \$8,492.20 for Q3

From 09/09/24 to 09/30/24: \$1,981.51

Surface Prorata (30.075%) => \$8,492.20 to pay for Q4